

**NOTES:**

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-2107 & 46-023-2108.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The Wetlands as shown were delineated in 2018 by Patrick Reardon, Wetland Certification No. 1295.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

# CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 1,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA**

**Little Boy Lake**

Recreational Development (RD)

LAKE ELEVATION = 1308.00 / 8-04-2021  
ORDINARY HIGH WATER ELEVATION = 1308.1

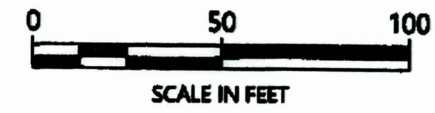
BENCHMARK: MNDOT Geodetic Marker "1111 L"

BASED ON NGVD29

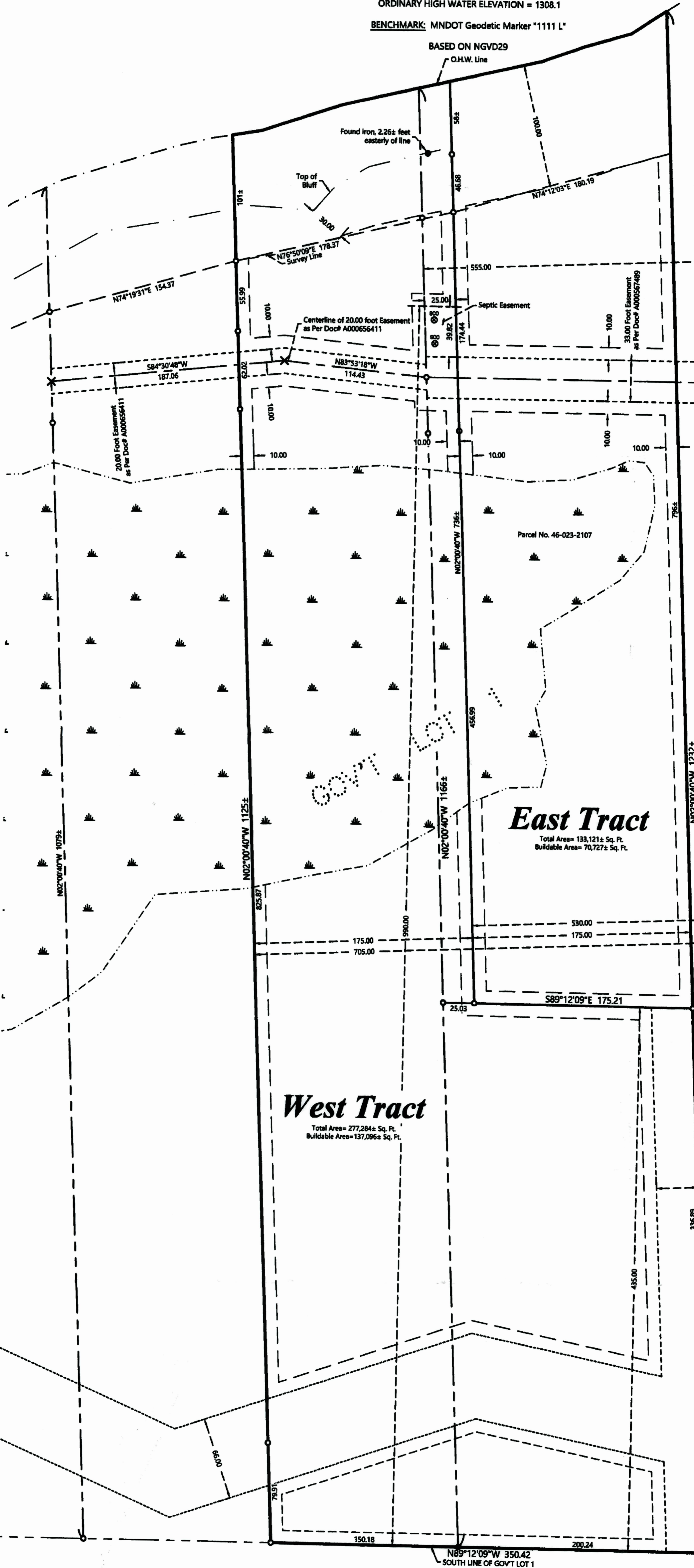
O.H.W. Line

**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▭ DENOTES DELINEATED WETLAND(S)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).



**PROPOSED DESCRIPTION:**

**West Tract**  
The West 175.00 feet of the East 705.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.  
AND  
The South 435.00 feet of the West 175.00 feet of the East 530.00 feet of said Government Lot 1. SUBJECT to and TOGETHER with easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with a 20.00 foot wide easement. SUBJECT to Septic Easement.

**East Tract**  
That part of the West 175.00 feet of the East 530.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota, lying north of the South 435.00 feet thereof. SUBJECT to and TOGETHER with easements, restrictions, and reservations of record. TOGETHER with Septic Easement.

**Septic Easement**  
An Easement for septic purposes over, under, and across that part of the North 39.82 feet of the South 990.00 feet of the West 25.00 feet of the East 555.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.

**West Tract**

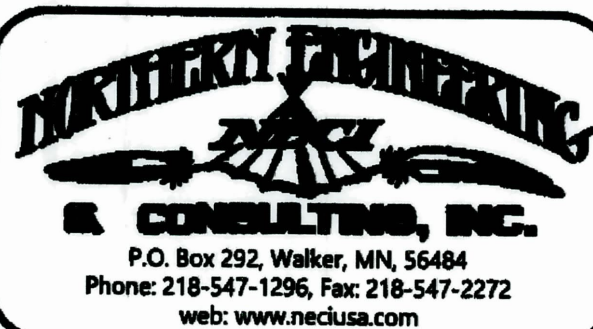
Total Area= 277,284± Sq. Ft.  
Buildable Area= 137,096± Sq. Ft.

**East Tract**

Total Area= 133,121± Sq. Ft.  
Buildable Area= 70,727± Sq. Ft.

**CERTIFICATE OF SURVEY**

Troy Peterson  
7812 Queensland Lane N.  
Maple Grove, MN 55311



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Terry L. Freeman* 8/20/21  
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY